

CONTINUED MEETING
OF
JUNE 16, 1992

The meeting was called to order at 10:39 a.m.

Item 1: Roll Call

Present: Members Roberts, Hartley, Stevens, Stallings, McCarty,
Filner and Chair O'Connor
Excused: Members Wolfsheimer and Behr
Secretary: Charles G. Abdelnour

Item 2: Resolutions approving the Agreement for Acquisition of Real Property and the Negotiation Agreement with Harbor Fifth Associates affecting two parcels known as the "Cobb Property" within the Gaslamp and Marina Projects.

Pam Hamilton summarized the history of this project. Jeremy Cohen, of S. K. Malkin Properties, described the company's involvement in the development of this site.

Speakers in favor of the action were: Bud Fischer, owner of the Pioneer Warehouse and developer of historical properties in the Gaslamp Quarter; Cecilia Contini; Michael Ragatz, a tenant in the Pioneer Warehouse Lofts; Tom Remensperger, president of Ninteman Construction Co.; Leon Herrick, of San Diego Historical Properties; Jennifer Hankins, a Gaslamp Quarter business owner; R. J. Silber, managing partner of Brewski's Pub; William Sauls, downtown resident and president of the Centre City Association; Frank Wolden, president of City Design, architect of the Cobb site; Lyn Semeta; and Louis Wolfsheimer.

Speakers cited transient and crime problems and the blighted condition of the property. Going forward with the project would also create jobs and result in tax increment benefits.

Those opposed to the action were: David Swarens, of SOHO, who called for a review by the Historic Site Board and preparation of an environmental document; Jim Ahern, Chair of the Gaslamp Quarter Planning Board, which voted unanimously to oppose the acquisition, because it was felt the appraised purchase price was too high; Michael Kriozere, developer of City Front Terrace, who felt the purchase price was a developer subsidy; and Bill Adams, a business owner and Gaslamp Quarter resident, who suggested restoration of the present buildings.

Brian Seltzer, the attorney representing Harbor Fifth Associates, was allowed to speak in support of the actions. He stated the appraisal was fair and current.

Chair O'Connor left the meeting. Member Filner became Acting Chair so that Vice Chair Roberts might make a motion.

Item 2: (continued)

Member Roberts stated his support for the proposed actions, and summarized the issues before the Agency. Members McCarty, Hartley, Stevens and Stallings questioned Ms. Hamilton on financial matters, the amount of parking to be provided, and the appraisal methods.

Motion by Roberts to approve the Agreement for Acquisition of Real Property.

Second by Stallings.

Vote: 5-1 (Stevens voting nay)

ADOPTED AS RESOLUTION NO. 2099

At 12:32 p.m. the remainder of the Item was trailed to the Regular Meeting of June 16, 1992 at 2:00 p.m. The meeting was reconvened at 2:16 p.m. with Members Roberts, Hartley, Stevens, Stallings, Filner and Chair O'Connor present.

Motion by Roberts to approve the Negotiation Agreement with Harbor Fifth Associates.

Second by Filner, with the understanding that development of the site would conform to the height and F.A.R. requirements of the area.

Vote: 6-0

ADOPTED AS RESOLUTION NO. 2100

Motion by Stallings to adopt Items 3, 5 and 6 on the Consent Agenda.

Second by Stevens.

Vote: 6-0

Item 3: Resolution authorizing a consultant agreement with Cotton/Beland/Associates, Inc. in the amount of \$185,275 for preparation of the Environmental Impact Report for the San Diego State University Foundation Redevelopment Project.

ADOPTED AS RESOLUTION NO. 2101

Item 5: Resolution approving the Third Implementation Agreement to the Disposition and Development Agreement with Broadway Ventures Development II in the Columbia Project.

ADOPTED AS RESOLUTION NO. 2102

Item 6: Resolution approving an amendment to an agreement with Burke, Robinson & Pearman and Gray, Cary, Ames & Frye, jointly, for bond counsel services relating to the sale of tax allocation bonds, modifying one firm's name; and retaining a third firm of Jones, Hall, Hill & White as special tax counsel in the event a sale of bonds is a "refunding issue".

ADOPTED AS RESOLUTION NO. 2103

- Item 7: Resolution approving a Public Improvement Agreement for the sidewalks surrounding the Spreckels Building, and authorizing the Executive Director to sign the Agreement if such Agreement is signed by the property owner and submitted to the Agency. (Continued from meeting of April 28, 1992.)

Motion by Stallings to continue this item to Tuesday, June 30, 1992 at 2 p.m. in the 12th Floor Council Chambers.

Second by Stevens.

Vote: 6-0

Member Filner left the meeting.

- Item 4: Resolutions authorizing submission of the Redevelopment Plan and related documents on the Central Imperial Redevelopment Project to the Project Area Committee and Planning Commission; and scheduling a Joint Council/Agency meeting to be held on July 21, 1992 to consider public testimony on the final Redevelopment Plan, Report to Council and Environmental Impact Report.

Carolyn Smith, of SEDC, gave the staff report. Member Stevens questioned her on the status of other projects administered by SEDC. Assistant Executive Director Maureen Stapleton commented on the status of SEDC's work on the Central Imperial Project.

Motion by Stevens to adopt the resolutions, with an item to be scheduled on Tuesday, June 23, 1992 at 2 p.m. in the 12th floor Council Chambers to discuss the appropriate operating entity for the Central Imperial Project.

Second by Stallings.

Vote: 5-0

ADOPTED AS RESOLUTIONS NO. 2104 , 2105 and 2106

Public Comment - none.

At 2:55 p.m. Vice Chair Roberts adjourned the meeting to 2:00 p.m. on Tuesday, June 23, 1992 in the 12th floor Council Chambers.


Secretary of the Redevelopment Agency
of the City of San Diego, California